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**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a **REGULAR PUBLIC HEARING** starting at 6:00 P.M. on **Thursday, July 22<sup>nd</sup>, 2004** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

**NEW BUSINESS**

**ZB2004-0028** Use Variance to allow creation of permanent living space for 20 single adults at the former One Pocket Billiards at 202 Fourth St, at Hill, a B-4 Zone District. Applicant is Joseph's House & Shelter Inc. 74 Ferry St, Troy, NY 12180.

**ZB2004-0044** Major Area Variance to allow excessive density and parking deficiency related to a proposal to convert the Redemption Christian Academy Church into 85 apartments at 192 Ninth Street, between Hutton and Hoosick Sts. Applicant is Cristal Development LLC, 45 Academy Street, Suite 201, Newark, NJ 07102.

**ZB2004-0045** Special Use Permit to allow a fraternity to occupy the former Trojan Hotel for upwards of 40 students at 41-43 Third Street, between Broadway and State. Applicant is Phi Kappa Sigma Alumni, 272 Hoosick St. Troy, NY 12180.

**ZB2004-0046** Use Variance and Major Area Variance to allow a fraternity to convert a mixed use building into a fraternity for upwards of 40 students at 311 Congress Street, across from the entrance to Prospect Park. Applicant is Phi Kappa Sigma Alumni, 272 Hoosick St. Troy, NY 12180.

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4619. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

City of Troy Zoning Board of Appeals

Catherine Conroy, Chairperson